

# Article Five

## Official Zoning Map



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# Official Zoning Map

### 5.1 Official Zoning Map Title

The official zoning map shall be formally known as the "Kokomo Zoning Map, 2003" and it may be cited and referred to as the "Official Zoning Map" or the "Zoning Map."

### 5.2 Official Zoning Map

The "Kokomo Zoning Map, 2003" is hereby incorporated as part of the Kokomo Zoning Ordinance, 2003.

### 5.3 Location of the Official Zoning Map

The official zoning map will be located in the office of the Planning Director.

### 5.4 Official Zoning Map Copies

Copies of the official zoning map may be made and distributed to interested persons. The official zoning map copies shall be labeled as copies and have the date which they were last modified printed on them.

### 5.5 Zoning District Boundaries

The zoning district boundaries shall be shown on the official zoning map. The abbreviations for the zoning districts appearing in this Zoning Ordinance shall be used to identify the zoning districts on the map. Planned developments shall be shown on the map by abbreviations as noted in this Zoning Ordinance (Article Two and Seven) and shall also be identified by the number and date of passage of the ordinance approving the planned development.

### 5.6 Regular Revisions

The official zoning map should be formally revised annually, or as the Plan Commission determines necessary. During interim periods of time, hand drawn lines and text on the official zoning map will be appropriate to note zoning changes. Copies may be made after the amendments are noted, and each copy shall be noted as an update with the "date last changed" noted on the map. Other revisions may be made to correct drafting or other errors and omission in the prior map, but shall not have the effect of amending the official zoning map except as adopted by the Common Council.

### 5.7 Damaged, Destroyed or Lost Official Zoning Map

In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret due to the nature or number of changes, the Common Council may, by resolution, adopt a new official zoning map which shall, to the extent possible, duplicate the accuracy of the damaged, destroyed or lost map.

### 5.8 Official Zoning Map Standards

District boundaries on the official zoning map shall be interpreted as follows:

A. District boundaries shown within or parallel to the lines of roads, easements, and transportation right-

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- of-ways shall be deemed to follow the center line of the affected road, easement, or right-of-way.
- B. District boundaries indicated as following section or fractional sectional lines, platted lot lines, or city or town corporation lines shall be construed as following such lines.
  - C. District boundaries indicated as parallel to section or fractional sectional lines, platted lot lines, city or town corporation lines, shall be construed as parallel to the affected line.
  - D. District boundaries indicated as approximately following the center line of streams, rivers, or other bodies of water shall be construed to follow such center lines.
  - E. Where a district boundary line divides a lot at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than 25 feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district. Further, the exact location of where the line crosses the property shall be determined by the Planning Director.
  - F. The vacation of streets shall not affect the location of the district boundaries.
  - G. When the Planning Director cannot definitely determine the location of a district boundary by the center lines, by scale or dimensions stated on the official zoning map, because the boundary does not clearly coincide with a property line, the Director may refuse action and the Plan Commission may interpret the location of the district boundary with reference to the scale of the official zoning map and the purposes set forth in all relevant provisions of this Zoning Ordinance.

